WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of September, 2014

Notary Public:

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Larry Powell Builders, Inc.	NEW OWNER	Parcel ID:
235 Logue Road		10505052800
Mt. Juliet, TN 37122		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Adele Justine McKissack and husband, Raymond Otha Jackson Muhammad

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Larry Powell Builders, Inc.
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of the resubdivision of Edgehill Estates, Section 58, of record in Book 4660, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 53 feet along the easterly margin of 15th Avenue, South and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Adele Justine McKissack by Quitclaim Deed from Mary Elizabeth McKissack, of record in Instrument 20010724-0078566, dated July 18, 2001, Register's Office for said County. See also deed of record in Book 4861, Page 657, and Affidavit of Heirship of record in Instrument 20110104-0000915, said Register's Ofifce

This conveyance is subject to Restrictions of record in Book 4220, Page 723, amended in Book 6236, Page 263, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4660, Page 40, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1430 15th Avenue South, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 9th day of September, 2014.

Adele Justine McKissack

Raymond Otha Jackson Muhammad

BILL GARRETT, Davidson County
Trans:T20140067726 DEEDWARR
Recvd: 09/11/14 10:33 2 pgs
Fees:13.00 Taxes:1017.50

20140911-0083255

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adele Justine McKissack, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of September, 2014.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond Otha Jackson Muhammad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of September, 2014.

My Commission Expires: 9-11-17

Monica Breedlove

Notary Public

MONICA L. BREEDLOVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY